

Staff Summary Report



Hearing Officer Hearing Date: July 17, 2007

Agenda Item Number: 11

SUBJECT: This is a public hearing for a request by **MOFFIT RESIDENCE (PL070259)** located at 1309 East Steamboat Bend Drive for one (1) use permit.

DOCUMENT NAME: 20070717dssd04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **MOFFIT RESIDENCE (PL070259)** (Jake Munns/Synectic Design Inc., applicant; Karin Moffitt, property owner) located at 1309 East Steamboat Bend Drive in the R1-6, Single Family Residential District for:

ZUP07083 Use permit for a second story modification.

PREPARED BY: Shawn Daffara, Planner II

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

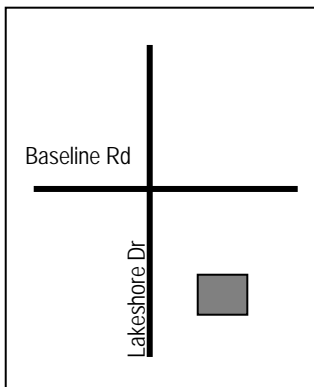
A handwritten signature in black ink, appearing to read 'SEA', located next to the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-2

ADDITIONAL INFO: The Moffit Residence is seeking a use permit to facilitate the remodel of their home. Presently, the home has an existing balcony at the rear of the second story. The proposal is to remove the balcony and build a new second floor balcony and ground floor patio. The structure is compatible with those on surrounding properties and will be constructed within the neighborhood's Home Owner's Association's CC&R's. Staff supports the use permit as proposed in this application. To date, there has been no public input to this request.



PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval; Conditions of Approval; History & Facts/Description
3. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan/ Elevations
- 6-7. Staff Photograph(s)

COMMENTS:

The Moffit Residence is seeking a use permit to facilitate the remodel of their home. Presently, the home has an existing balcony at the rear of their second story. The proposal is to remove the balcony and build a new second floor balcony with a ground floor patio. The structure is compatible with those on surrounding properties and will be constructed within the neighborhood's Home Owner's Association's CC&R's. The project has the approval of the Lakes Home Owner's Association. To date, there has been no public input to this request.

Use Permit

The Zoning and Development Code requires a use permit for any addition, expansion or rebuilding of a second story to existing single-story structures. Staff supports the use permit requested in this application. The surrounding neighborhood is a combination of one and two-story dwellings; a second-story modification is in character with the neighborhood. The second story windows will face the lake (to the south) and will not create an issue for privacy of homes adjacent to or within the neighborhood of the subject property.

Conclusion

Staff recommends approval of the use permit.

REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.
2. There appears to be a demonstrated need for this use at the proposed location.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.
2. The addition shall be compatible with the existing dwelling in design, colors and materials.

HISTORY & FACTS:

November 17, 1974 Building Permit issued to construct single family two (2) story residence.

DESCRIPTION:

Owner – Karen Moffitt
Applicant – Jake Munns/Synectic Design Inc.
Existing zoning – R1-6, Single Family Residential District
Lot size – 9,866 s.f. / .25 acre
Existing Patio Area– 581 s.f.
New Remodeled Patio Area– 581 s.f.

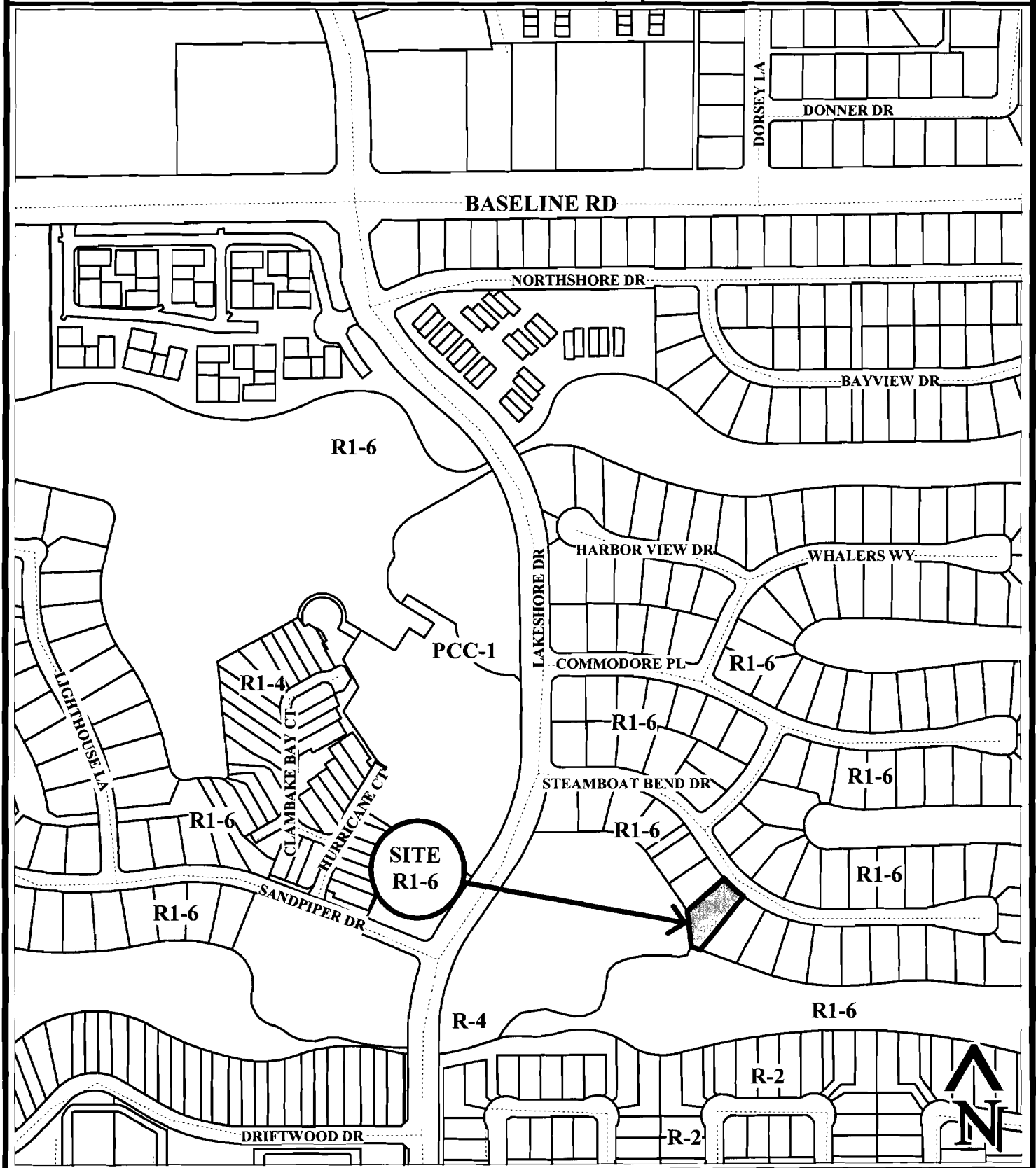
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Chapter 4, Section – 420 – Single-Family Residential Second Story Addition or Rebuild

Part 6, Chapter 3, Section – 6-308 - Use Permit.

MOFFIT RESIDENCE

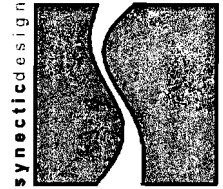
PL070259





MOFFIT RESIDENCE (PL070259)

Synectic Design, Inc.



01 june 2007

City of Tempe

Patio and Balcony Addition for the Moffitt Residence

DS070506

PC070471

Address: 1309 e steamboat bend dr

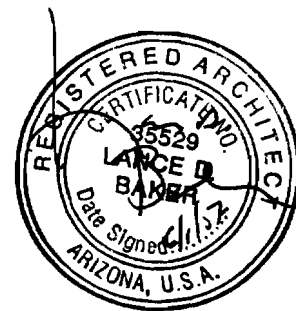
Use Permit Letter of Explanation

This project involves the demolition of an existing patio and balcony at the rear yard of a single family residence and the construction of a new patio and balcony occupying the same footprint. The new patio/balcony will feature more substantial columns and a concrete tile roof to better fit the scale of the existing residence and complement the architecture of the surrounding area. In addition, having a fully covered roof, as opposed to the existing partial trellis roof, will provide more shade, both for the balcony and the large area of glazing at the wall of the residence.

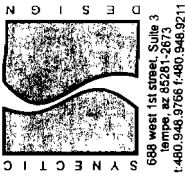
If you should need any additional information in order to approve this submittal, please feel free to contact me directly at (480) 948-9766 or lbaker@synecticdesign.com. We appreciate your assistance.

Sincerely,

Lance D. Baker



PATIO AND BALCONY ADDITION FOR THE MOFFITT RESIDENCE



688 west 1st street, Suite 3
tempe, az 85281-2673
1-480-948-9766 f-480-948-9211

note: this sketch is intended to provide information in addition to the listed reference sheet as originally issued. refer to sheet for all information other than that which is clouded

sdl project no.: 2441
date: 06-01-07

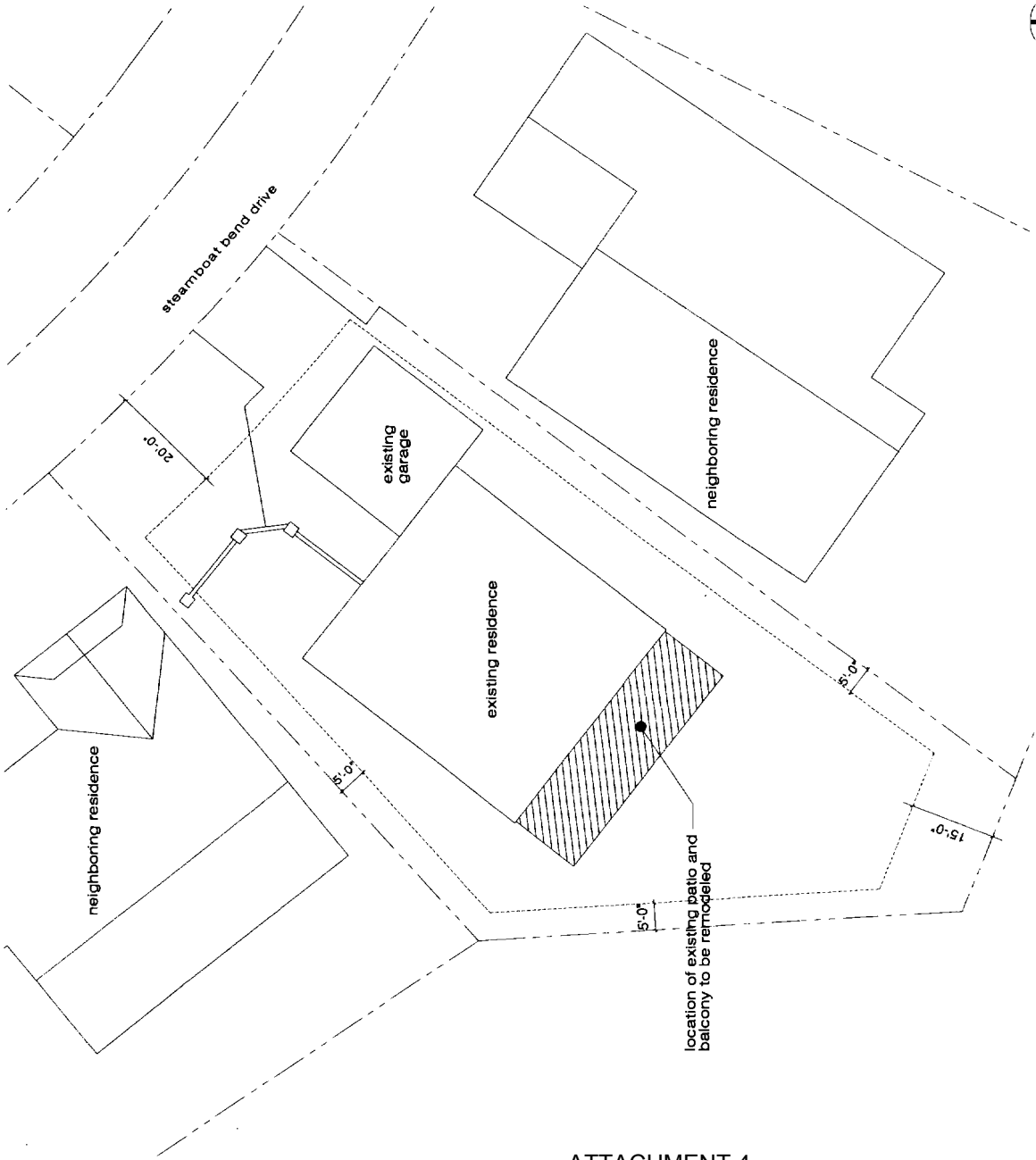
1309 e steamboat bend dr
tempe, az 85281

patio and balcony addition for the moffitt residence

site plan

project data

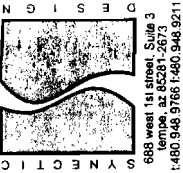
1309 e steamboat bend dr tempe, az 85283	project address
patio and balcony addition lakes tract a	project description
7	subdivision
r1-6	lot number
maricopa county 301-02-049	zoning
9,866 s.f.	parcel number
3,291 square feet of structure = 3,291 / 9,866 = 33.4%	lot area
r1-6 max lot coverage = 45%	lot coverage
581 s.f.	existing patio area
581 s.f.	new patio area



overall site
scale: 1" = 20'-0"

north

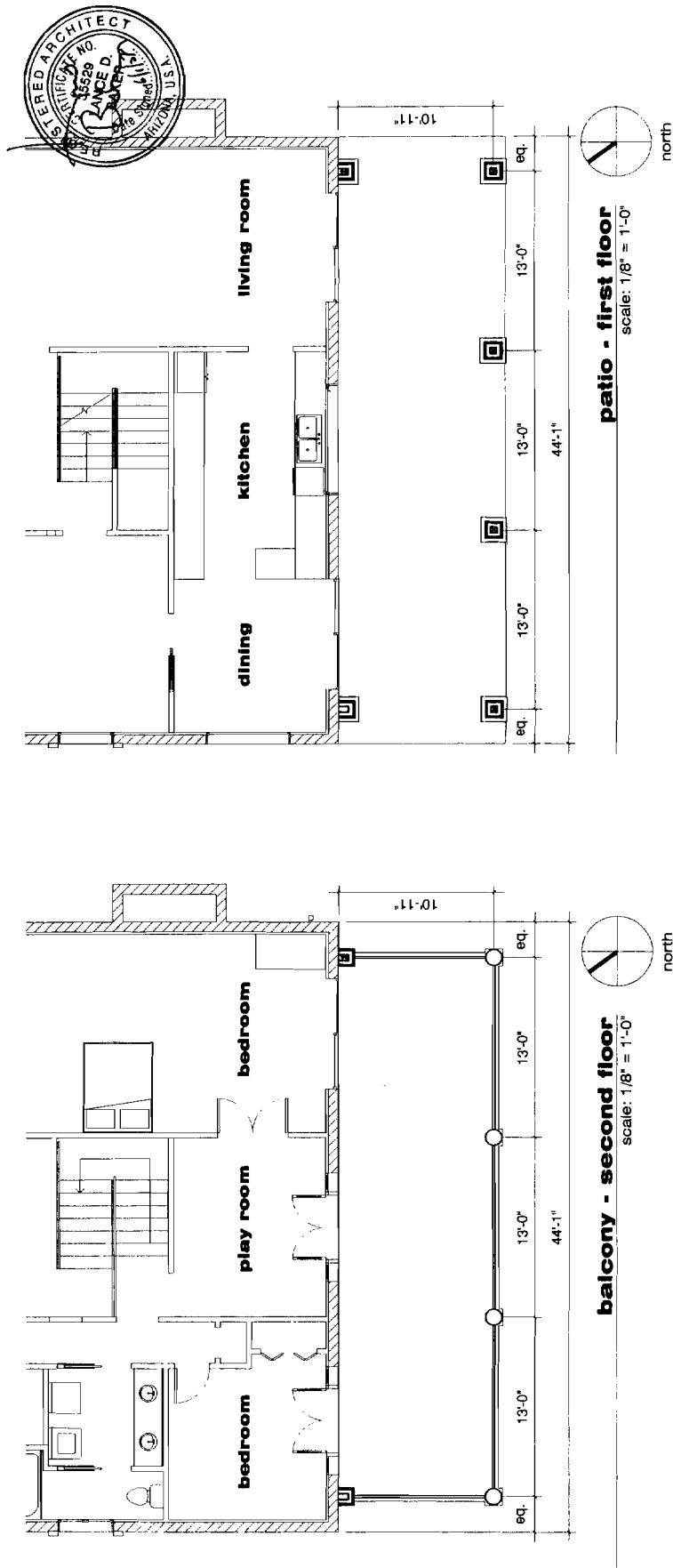
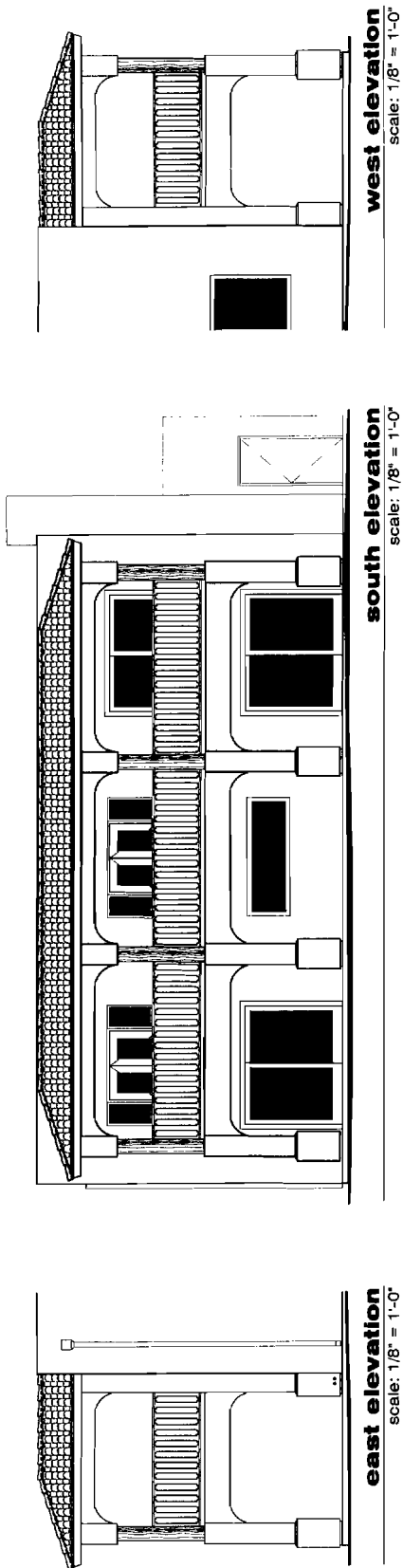
PATIO AND BALCONY ALDITION FOR THE MOFFITT RESIDENCE



DESIGN
688 west 1st street, Suite 3
tempe, az 85281-2673
1-480-948-9766 1-480-948-9211

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sdl project no.: 2441
date: 06-01-07
patio and balcony addition for the moffitt residence
1309 e steamboat bend dr
tempe, az 85281

floor plans and elevations





MOFFIT RESIDENCE

1309 E. STEAMBOAT BEND DR.

PL070259

FRONT OF RESIDENCE: VIEW TO SOUTHWEST



MOFFIT RESIDENCE

1309 E. STEAMBOAT BEND DR.

PL070259

REAR OF RESIDENCE: VIEW TO NORTHEAST